



## Aldeburgh, Suffolk

Offers In Excess Of £575,000

- Peaceful location Walking Distance from the Sea Front & High Street
- Gas Central Heating and Double Glazing
- Garage and Parking
- Sitting Room with Wood Burner
- Dining Room Opening To Large Hardwood Conservatory
- Private Low Maintenance Garden
- Shaker style Kitchen with Intergrated Appliances
- 3 Bedrooms, Ensuite and Family Bathroom
- EPC -

# Mill Field, Aldeburgh

The property stands in a private close of two houses walking distance from the High Street and sea front of Aldeburgh, an extremely popular seaside town. Renowned for its connections with the composer Benjamin Britten, its sailing on the Rivers Alde and Ore and its heathland golf course. The High Street features an eclectic range of independent shops and brand name boutiques, restaurants and galleries, along with an independent cinema. The town is close to open countryside and nature reserves which are connected through a vast network of public footpaths. Situated within the Suffolk Heritage Coast, an Area of Outstanding Natural Beauty, Aldeburgh is approximately two hours drive from London and the nearest train station is seven miles away at Saxmundham which, with a change at Ipswich, connects to London Liverpool Street.



Council Tax Band: D



## DESCRIPTION

Offered for sale with no onward chain, Seascape stands within a shingle courtyard shared with an adjoining property off Mill Field on Church Farm which is an established and exceptionally popular development of individually designed houses situated behind Aldeburgh's parish church on the high ground and within an easy walk of the town's High Street and beach.

This attractive detached home, beautifully presented throughout, features rendered elevations below pantiled covered roof with the internal accommodation lit by varied range of attractive casement and sash double glazed windows. Throughout the property features attention to detail with moulded ceiling cornices, detailed architraves, imposing internal doors, hand painted Shaker kitchen with wood block work surfaces and integrated appliances, high quality bathroom suites, and a splendid hardwood conservatory opening to the private low maintenance garden.

The entrance door opens to a hallway with oak boarded flooring which continues throughout the ground floor. The hall opens to a CLOAKROOM and the SITTING ROOM. A bright south facing room. Fireplace with slate hearth and timber mantelpiece housing a cast iron solid fuel stove. The staircase to first floor landing. A doorway opens to the DINING ROOM casement doors opening to CONSERVATORY. A hard wood conservatory with arched, glazed timber windows built off a brick plinth with French doors opening to garden. The KITCHEN is well fitted with a range of hand built and painted Shaker style kitchen cabinets providing a good range of drawer and cupboard space with woodblock worktops, incorporating a butler sink and Gorenje ceramic hob with integrated extractor hood. Integrated Gorenje oven, Bosch

dishwasher, washing machine and integrated fridge and a window over looking the garden.

## FIRST FLOOR

The LANDING with access hatch to roof space and opens to the three bedrooms. BEDROOM 1, a generously proportioned south facing room with EN-SUITE SHOWER ROOM. Comprising shower cubicle with shower. Pedestal washbasin, WC and floor and wall tiling. BEDROOM's 2 and 3 over looking the rear garden. The BATHROOM features a timber panelled bath with overhead shower and glass shower screen. Pedestal washbasin and W.C. Tiled floors and walls.

## OUTSIDE

### GARAGE

16' 5" x 9' 4" (5m x 2.84m) Hinged timber doors, electric light and power points.

### GARDENS

The house is approached over a shingle driveway shared with the neighbouring property and the driveway provides a space alongside the garage for parking a second car without obstructing the driveway itself. The house stands in landscaped gardens. A gated shingled pathway leads to the rear garden featuring shingled areas and raised flower beds, enclosed by willow fencing to each side of the garden and a tall brick wall to the rear boundary. There is an area for bin storage to the side of the house.

## TENURE

Freehold

## OUTGOINGS

Council Tax Band currently D

## SERVICES

Mains gas, electricity, water and drainage.

## VIEWING ARRANGEMENTS

Please contact Flick & Son, 134 High Street, Aldeburgh, IP15 5AQ for an appointment to view. Email: [aldeburgh@flickandson.co.uk](mailto:aldeburgh@flickandson.co.uk) Tel: 01728 452469 Ref: 21009/RDB.

## FIXTURES AND FITTINGS

No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in the sale. These particulars do not constitute any part of any offer or contract. They are issued in good faith but do not constitute representations of fact and should be independently checked by or on behalf of prospective purchasers or tenants and are furnished on the express understanding that neither the agents nor the vendor are or will become liable in respect of their contents. The vendor does not hereby make or give nor do Messrs Flick & Son nor does any Director or employee of Messrs Flick & Son have any authority to make or give any representation or warranty whatsoever, as regards the property or otherwise.

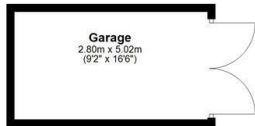
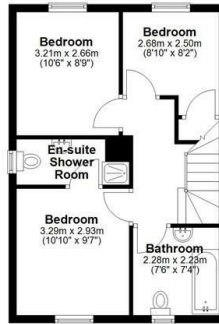




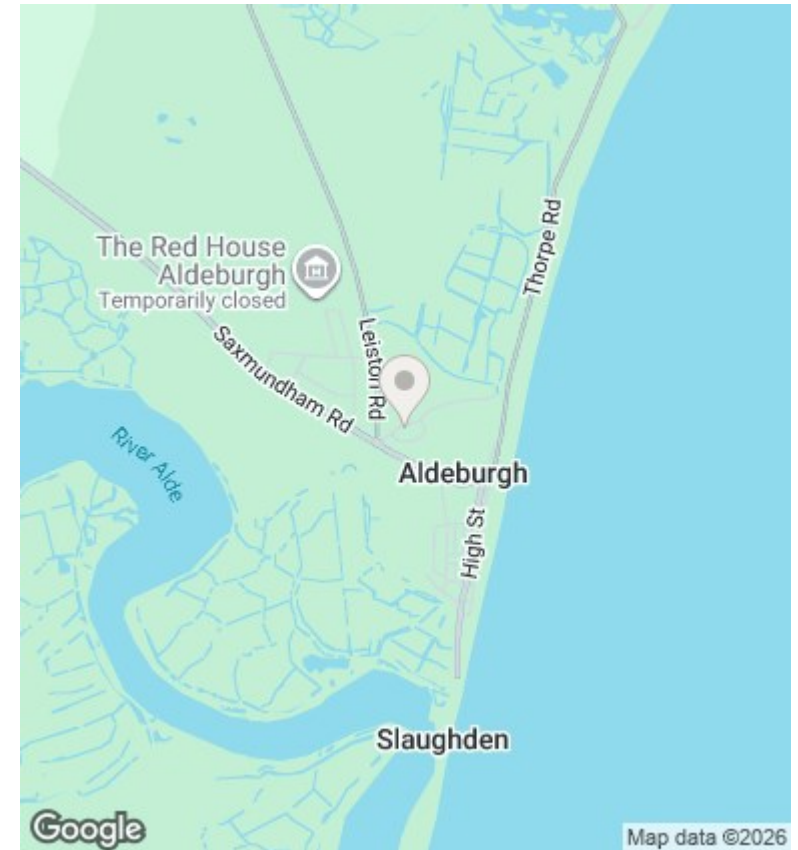
**Ground Floor**  
Approx. 65.1 sq. metres (701.2 sq. feet)



**First Floor**  
Approx. 41.4 sq. metres (446.1 sq. feet)



Total area: approx. 106.6 sq. metres (1147.4 sq. feet)



### Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to My Mortgage Planner for financial services, Fairweather Law, Stamford Legal or Juno Property Lawyers Ltd for conveyancing and MS Surveys for property surveys. It is the clients decision whether to use these services however if the decision is made to proceed with these services, it should be known that Flick & Son will receive a referral fee of £299 for My Mortgage Planner, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal, £250 fee for Juno Property Lawyers Ltd and £50 referral fee for MS Surveys.

### Floorplans

These plans are for illustrative purposes only and should not be used for any other purpose by any prospective purchaser or any other party.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		82
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

### Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at [www.epcregister.com](http://www.epcregister.com)